

# Property details approval form

75 Northumberland Road, Coundon, Coventry, West Midlands, England, CV1 3AP

Date: 29 April 2024

Property Ref and Version: COV320707 - 0003

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## Selling your home with us!

### ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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offers over £280,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: E
- > 4 Bedroom End Of Terrace
- > 3 Reception Rooms
- > Ground Floor Wet Room & First Floor Shower Room
- > Extended Fitted Kitchen
- > Garage
- > Viewing Highly Recommended

## ○ Short Description

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Four bedroom end of terraced property set residential area of Coundon.

## ○ Long Description

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This end of terraced property is set residential area of Coundon. would make an ideal family home or an investment opportunity. The accommodation briefly comprises: ground floor shower room, lounge, dining room, sitting/study room and a fitted kitchen. Upstairs there are four bedrooms and a fitted bathroom with separate shower cubicle. Externally there is a detached garage, a small foregarden to the front and a rear garden that is not overlooked.

## ○ Directions

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## ○ Room Description

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### Porch

Double glazed front door.

### Entrance Hall

2 central radiators, laminate flooring.

### Lounge

12' 3" x 11' 6" ( 3.73m x 3.51m )

Double glazed window to the front elevation, radiator, television point, gas fire and laminate flooring.

### Sitting/Study Room

10' 1" x 8' ( 3.07m x 2.44m )

Double glazed window to the side elevation, radiator and laminate flooring.

### Shower Room

Tiled, comprising shower, toilet, wash hand basin, radiator and double glazed window to the front & rear elevations.

### Dining Room

16' 4" x 9' 4" ( 4.98m x 2.84m )

2 double glazed windows to the side elevation, radiator and laminate flooring.

### Fitted Kitchen

14' 6" x 8' 10" ( 4.42m x 2.69m )

Range of wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Electric double oven and gas hob with cookerhood over, plumbing for washing machine, space for domestic appliance, tiled flooring, double glazed window to the side & rear elevations, double glazed skylight and double glazed door to the side elevation.

### First Floor Landing

Loft hatch and doors to;

### Bedroom One

11' 5" x 10' 3" plus recess ( 3.48m x 3.12m plus recess )

Double glazed window to the front elevation and radiator.

### Bedroom Two

12' 6" x 10' 1" ( 3.81m x 3.07m )

Double glazed window to the rear & side elevations and radiator.

### Bedroom Three

9' 6" max x 8' 6" plus recess ( 2.90m max x 2.59m plus recess )

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## ○ Room Description

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Double glazed window to the rear elevation and radiator.

### Bedroom Four

8' 6" plus recess x 5' 9" ( 2.59m plus recess x 1.75m )

Double glazed window to the front elevation, radiator and laminate flooring.

### Fitted Bathroom

Tiled, comprising bath, separate shower cubicle, wash hand basin, toilet, extractor fan, radiator and double glazed window to the side elevation.

### Outside

#### Front Of Property

Small foregarden with gated access to bin space.

#### Rear Garden

Private garden with three patio areas and an artificial lawn area.

### Garage

20' 3" x 12' ( 6.17m x 3.66m )

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## ○ Property Images



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## ○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## ○ Approval

Signature

Date

	Signature	Date
Kristian tsenov		
Mrs S.A. Kavanagh		